

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Community Redevelopment Agency (Community and Economic Development)	<b>Member:</b>	Stephen David    828-4507 Helen Gray       828-5018 Brenda Kelley    828-4531
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<b>Project Name:</b>	Law Office of W. Tucker, PA 716-718 NE 2 Avenue	<b>Case #:</b>	62-R-02
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**Date:** May 16, 2002

**Comments:**

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA District, CRA comments are based on maintaining consistency with development goals and objectives established for the Flagler Heights Urban Village including directives established in the "Flagler Heights Urban Village Space Improvement Plan".

1. Provide a seven (7) foot wide public sidewalk along NE 2 Avenue.
2. Doors may not open into public right-of-way.
3. Provide evidence that this proposal provides architectural design features that promote pedestrian compatibility.
4. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
5. Additional comments may be forthcoming.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Engineering	<b>Staff:</b>	Tim Welch Engineering Design Mgr Office Ph. (954) 828-5123 Office Fax: (954) 828-5275 Email: timW@ci.fort-lauderdale.fl.us
<b>Project Name:</b>	AGC Squared 716/718 NE 2 <sup>nd</sup> Ave	<b>Case #:</b>	64-R-02
<b>Date:</b>	5/28/02		

**Comments :**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department prior to owner's application for a Building Permit. The plans need to include exfiltration trench details and elevations.
2. The engineer shall provide sufficient cross sections along property lines on all sides to indicate adequate on site surface water runoff retention to comply with City and County standards. These sections shall be indicated on a paving, grading, and drainage plan prepared by a State of Florida licensed engineer.
3. The drainage calculations submitted do not conform to the SFWMD Vol. 4 Permit criteria, or the County's Code (Chapter 27) criteria related to surface water management. Please hire a professional engineer to complete the drainage design for this site.
4. Please provide a complete utility design on a water and sewer plan prepared by a State of Florida licensed engineer prior to requesting final DRC authorization.
5. Per ULDR Section 47-20.3 the applicant has submitted a report to address the under parked design for this site. However, the following items shall be reviewed by the City's traffic consultant at a minimum prior to final DRC authorization:
  - a. The two occupancies described in the report shall be further described to indicate whether the warehouse component shall be for the law offices or open to outside leases.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

- b. Availability of sufficient additional right of way parking to support construction of additional spaces to satisfy the code required demand for parking in the event this application is rejected by staff or the Planning and Zoning Board.
  - c. Whether the law office can be expanded to add partners and support staff therefore resulting in additional demands for parking. The applicant may wish to execute a deed restriction or other instrument to control both occupancies to further demonstrate the control for potential for parking demands to exceed those spaces provided.
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- 6. The applicant should determine with Planning staff whether an additional application is necessary for the reduction of required parking. These comments are combined for the parking reduction and the site plan reviews for efficiency.
  - 7. The curbing transition requirements for vehicular use areas shall be reviewed by a professional engineer and plans so revised to safeguard the public to any potential hazards (vehicular or pedestrian) prior to requesting final DRC authorization.
  - 8. The engineer shall review the specific type, location, and extent of this curbing along N.E. 2<sup>nd</sup> Avenue so that it is compatible with the drainage demands for N.E. 2<sup>nd</sup> Avenue, as directed by the Office of the City Engineer.
  - 9. Minimum width of paving for drive aisle along north side of property is 10.0 feet.
  - 10. Show lighting levels at property line and include data for front face of building.
  - 11. Minimum ADA sidewalk width is 5.0 feet. Include the City's standard engineering detail for its construction.
  - 12. The proposed sidewalk shall run through the proposed driveways with the pedestrian route taking priority to the vehicular use areas.
  - 13. It is not apparent that a survey was submitted in the Engineer's review set. Please provide one with the plans being routed for final DRC authorization. This survey shall contain sufficient topographical elevations to support the design developed as directed by comments 1 and 2 above.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

14. A pavement markings plan indicating stop sign and bar, appropriate FDOT index, and locations for them shall be incorporated either onto the PG&D plan or other separate plan.
15. A 10 x 10 foot sight triangle is required at intersection of ingress/egress with public street. This is not apparently available near the proposed parallel space on N.E. 2<sup>nd</sup> Avenue.
16. The site plan indicates greater than 50% of the frontage is to be paved. An exfiltration trench drainage system is then required with underground piping, rocked trench, etc. in conformance with standard Department detail prior to DRC authorization. The engineer shall also include catch basins at both ends of all proposed piping for maintenance purposes within the public rights of way.
17. Verify location of all power or street light poles and avoid conflict with proposed accesses, landscaping, etc.
18. Provide a photometric (lighting) plan in conformance with Section 47-20.14 of the City Code.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** The Law Office of W. Tucker  
P.A.

**Case #:** 62-R-02

**Date:** 5-28-02

**Comments:**

- 1) 4 hr wall required at property line on permit drawings.
- 2) Show location of hydrant and provide flow test.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** AGC Squared, Inc./The Law Office of  
W. Tucker, P.A.

**Case #:** 62-R-02

**Date:** May 28, 2002

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** AGC Squared, Inc./ The Law Office of  
W. Tucker, P.A.

**Case #:** 62-R-02

**Date:** 5/28/02

**Comments:**

1. Trees require a landscape planting area with a min. width of 8'. Use a palm in the location near the alley. On the 2<sup>nd</sup>. Ave. side, the center tree island needs a min. width of 8'.
2. Provide a continuous visual screen down the north property line. (This could be a hedge, maintained at 30" high, planted at 24".)
3. Verify any requirements relating to back-out or parallel parking.
4. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Brenda Kelley  
828-4531

**Project Name:** Law Office of W. Tucker, PA  
716-718 NE 2 Avenue

**Case #:** 62-R-02

**Date:** May 28, 2002

**Comments:**

**Project Description:** The applicant proposes to alter the interior and exterior of an existing structure for professional office use.

**Zoning:** RAC-UV

**Future Land Use:** Downtown Regional Activity Center

**Comments:**

5. Project subject to 30-day City Commission Request for Review.
6. Site Plan Level II approval required. (Section 47-24.2)
7. Provide a copy of the most current recorded plat and amendments for the site.
8. Provide a current, signed and sealed survey of the site.
9. The following items must be discussed with engineering representative:
  - Parking analysis for reduction of parking required. (Section 47-20.3)
  - Improvements in the public right-of-way (i.e. curb cuts, sidewalks and drainage facilities).
  - Compliance of private drive(s) with engineering standards.
  - Radius of landscaping islands in public right-of-way.
10. Provide color and materials information for all exterior surfaces on all elevation drawings.
11. Provide a seven (7) foot wide public sidewalk along NE 2 Avenue.
12. Per Data Schedule block "6 parking spaces provided", only 5 shown.
13. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
14. Doors may not open into public right-of-way.
15. Dimension depth of on-site parking spaces.
16. Provide narrative outlining (point by point) project compliance with architectural design criteria. (Section 47-13.20(B)(3))
17. Provide narrative outlining (point by point) project compliance with Adequacy Requirements. (Section 47-25.2)
18. Provide narrative outlining (point by point) project compliance with Neighborhood Compatibility Requirements. (Section 47-25.3)
19. CRA sign-off required.



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

20. Landscaping approval required. Discuss landscape improvements with landscaping representative.
21. Additional comments may be forthcoming.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: The Law Office of W. Tucker  
Parking Reduction

Case #: 62-R-02

Date: May 28, 2002

**Comments:**

No Comments

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** AGC Squared, Inc./The Law Office of  
W. Tucker, P.A.

**Case #:** 62-R-02

**Date:** 5/28/02

**Comments:**

1. Provide a current property survey in pursuant to section 47-24.1.F.3 prior to final DRC review.
2. The existing building has a nonconforming front setback of 0 feet the ULDR requires 5 feet front setback in accordance with section 47-13.20.K.1.a. Reuse of a nonconforming structure which has lost its legal nonconforming status may be permitted pursuant to compliance with section 47-3.9.
3. Parking reduction required in pursuant to section 47-20.3.
4. Roof mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
5. Additional comments may be forthcoming at DRC meeting.